

CUP for 8040 Old Cedar Avenue

TenderCare Learning Center is a limited liability company, duly organized and in good standing in the State of Minnesota. We propose to operate a child day care center, providing services up to 90 children of the following age groups:

1. Infants
2. Toddlers
3. Pre-school
4. School age

Hours of operation

Monday: 6 AM – 10 PM

Tuesday: 6 AM – 10 PM

Wednesday: 6 AM – 10 PM

Thursday: 6 AM – 10 PM

Friday: 6 AM – 10 PM

Saturday: 9 AM – 10 PM

Sunday: 9 AM – 10 PM

In the event, a playground set is added:

- The playground will be operational from 9 AM to 7 PM (weather permitting) for TenderCare Learning Center clients only. The playground will be fenced for safety and noise control.
- Fifteen children will be allowed at a time to use the playground per DHS rules.
- Teachers and assistants will monitor children when the playground is in use.

The center will employ 12 full-time and part-time employees.

Key individuals in the organization

1. Makhtal Ahmad, BSC, BA, MSC – owner responsible for IT and overall leadership of the center
2. Amina Haji – owner and Director

Parking Analysis/calculation

PARKING CALCULATION

CHILD CARE CENTER:	
90 CHILDREN AT 1.2 STALLS PER 10 CHILDREN	= 11 STALLS
12 CAREGIVERS AT 1 STALL PER 1 CAREGIVER	= 12 STALLS
CLINIC PARKING:	
10,455 S.F. AT 1 STALL PER 285 S.F.	= 37 STALLS
ADULT DAYCARE:	
45 CLIENTS AT 1.2 STALLS PER 10 CLIENTS	= 5 STALLS
10 CAREGIVERS AT 1 STALL PER 1 CAREGIVER	= 10 STALLS
TOTAL PARKING STALLS REQUIRED	= 75 STALLS
TOTAL PARKING STALLS PROVIDED	= 76 STALLS

✦ Parking calculation is based on the architect's analysis and input from the owner of the building - Carpathian Capital Managements (see the next two pages).

✦ The playground will have rubber mat, therefore the asphalt surface will remain intact.

Hi Nick!

Thanks for speaking with me on the phone. Here is information that you requested:

- 1) We are ok reducing the maximum number of clients in the Adult Day Care (ADC) space to 45 (from 90). We already told the new proprietors of the ADC that 45 is the max for now so this won't be a surprise for them. They are expecting to have 25 clients only at the beginning but that could grow.
- 2) The ADC owners just told me that they target having 1 caregiver on site for every 8 clients plus a few (3-4) additional office staff. So if they hit the max of 45 clients then they would have 5.6 caregiver staff (round up to 6) + 4 office staff for a max of 10 employees on site.
- 3) Makhtal will email you separately on how many staff he is planning on having.

Could you please confirm that this answers your questions? Thank you for your help!

Ian Colville
Carpathian Capital Management
6950 France Ave S., Ste 22, Edina, MN 55435
+1.612.564.4066 (W)
+1.612.300.1735 (M)
icolville@carpathiancapital.com

